

DISCLAIMER

Decision route to be decided by nominated members on Monday 30th November 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	03/12/2009
		N/A / attached	Consultation Expiry Date:	13/11/09
Officer			Application Number(s)	
Katrina Christoforou			2009/4783/P	
Application Address			Drawing Numbers	
4 Peckwater Street London NW5 2UP			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of first floor extension to existing Doctors Surgery Class (D1).				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	03	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	A site notice was erected on the 21/10/09 and 9 neighbours were consulted via letter. Three neighbours from 36, 38 and 44 Leighton Road objected to the proposals as summarised below: - The building exceeded the height stipulated by the inspector at the Public Inquiry. Part was removed but part remained. - Would expect the current application to take into account the inspector's comments (particularly paragraphs 17-19). - Arrangements should be made to restrict noise. - Noise from windows on to courtyards. - Concerned about rainwater and overflow into neighbouring gardens. - Concerned about the height of the extension.					
CAAC/Local groups* comments: *Please Specify	The Kentish Town CAAC were consulted on the application as the site is just outside of the boundary. No response was received. The Leighton Road Neighbourhood Association commented on the application asking that the relevant comments from the inspector's report following the public inquiry in 1990 be taken into consideration.					

Site Description

The site is a backland development between the railway and the rear of the residential terrace along the south side of Leighton Road. The two storey building is in use as a Doctor's Surgery. The site lies just outside of the Kentish Town Conservation Area the boundary of which adjoins that of the surgery site. To the west of the site are a number of listed buildings.

Relevant History

8802127: The redevelopment of the site by the erection of a 3-storey building containing 16 "B1" Units together with a cafe work-place nursery and 12 car parking spaces. Refused 14/12/1989. Appeal dismissed 06/06/1990 (public inquiry).

9200105: Redevelopment of the site for part community based Health Centre including facilities for Caversham Group of GP's short stay nurse managed beds clinic and teaching facility and part light industrial purposes. Granted 07/05/1992.

9201191: Redevelopment of the site to provide 4 X 4 bedroom 12 x 3 bedroom and 2 x2 bedroom residential units 1 Class B1 industrial unit (600sq.m.) plus associated parking for 36 cars. (in outline) Refused 04/02/1993.

9500642: Redevelopment of the site for a Class D1 Community Health Centre on ground and first floors incorporating a G.P. practice community rehabilitation centre children's resource centre out patient clinic and

teaching facilities plus car parking and vehicular access from Peckwater Street and pedestrian access from Leighton Road. Granted 24/08/1995.

LE9606049R2 (Listed building consent) Alterations and extension to party wall boundary, Granted 18/12/1997.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions
B6- Listed buildings
B7- Conservation Areas
C1- New community uses

Camden Planning Guidance 2006

Assessment

The proposal

1.1 The proposal is for the erection of a first floor extension along the northern boundary of the site adjoining the rear gardens of the terrace along Leighton Road. The existing building can be accessed from Leighton Road to the north and Peckwater Street to the south and is bounded by the railway to the east and the two storey residential terrace of Leighton Road to the north. The doctor's surgery was built in the 1990s and comprises a two storey building with single storey section along the boundary with Leighton Road. The retaining boundary wall to the end of the Leighton Road Gardens is 5m high. The extension would effectively infill part of the space between the boundary wall and the surgery at first floor level with two areas left as void courtyards to allow for windows to be installed to provide natural lighting. The extension would provide extra consulting rooms for the surgery. The extension would abut the boundary wall and would project approx 0.25m above it. The extension would be constructed of brickwork with grey cladding panels to the exposed side elevations. The structure would have a single ply membrane flat roof with 4 small rooflights. The windows to the two concealed courtyards would be timber framed and painted grey to match the existing.

Expansion of doctors surgery

2.1 Policy C1 encourages the development of community uses in appropriate locations. The proposal is for an extension to an existing doctor's surgery to provide additional consulting rooms. The surgery plays an important role in serving the local community and the expansion and improvement of facilities is welcomed.

Design and appearance

3.1 The extension would be in the concealed recess between the existing first floor of the surgery and the boundary wall. The extension would not be visible from the public realm. The end elevations would just be visible in obscured views from within the surgery grounds. The top 20cm of the extension where it projects above the height of the boundary wall would be visible from the upper levels of the properties of Leighton Road which share the boundary with the application site. The materials would be in keeping with the existing building. Overall it is considered that the extension would not significantly alter the appearance of the building or its character of the adjoining conservation area. The listed buildings to the north east of site are not within the area of the proposed extension and their setting would be preserved. The proposals are therefore

considered to be in line with policies B1, B3, B6 and B7.

Amenity

4.1 Due to its size and location, the proposed extension would be contained within site and would not add any visible mass. The extension would not therefore create any overshadowing or loss of light to the neighbouring properties. The proposed windows would look out onto the concealed courtyards and would have no views towards neighbouring windows or gardens. The privacy of neighbours would therefore be preserved. Concerns have been raised from the public consultation in relation to possible disturbance to neighbours from noise emanating from the new windows. The existing boundary wall would be a barrier to any noise between the new windows and the residential properties and as the windows would serve GP consulting rooms it is considered unlikely that any significant noise disturbance would occur. There would be no access to the courtyard areas and they are not intended to be used as external amenity space.

4.2 It is therefore considered that the amenity of neighbours would be preserved in accordance with policy SD6.

Comments on the public consultation responses

5.1 A number of the comments received refer to the Inspectors Appeal Decision dated 06/06/1990. The appeal followed the refusal of a planning application to develop the site with a three storey building for B1 use. The appeal was dismissed. The inspector refers to the need to protect the residential amenity of the adjoining neighbours along Leighton Road. The proposed building at this time was three storey as opposed to the two storey building that now occupies the site and its height and bulk, whilst at its maximum recessed from the boundary, was considered likely to cause overshadowing of the gardens of Leighton Road and a sense of enclosure. The inspector's comments to this effect are noted. However, the current proposals would not see the overall height of the building increased. As existing there are the properties of Leighton Road, their rear gardens, the high boundary wall, the single storey element of the surgery and then the two storey element beyond. The highest point is approximately 2m higher than the boundary at a recessed distance of 3.5m. The extension would infill the area between the wall and the existing two storey section but would not be as high as the recessed section and would only project approx 20cm above the height of the wall. This is unlikely to be visible from ground level within the gardens of the adjoining properties along Leighton Road and where it is from the upper floors it will be read in the foreground with the 2m high projection behind. Within this context the current extension would not cause overshadowing or an increased sense of enclosure and is therefore not considered to conflict with the inspectors assessment.

5.2 Concerns have also been raised regarding drainage from the flat roof and how water run-off may affect the existing boundary wall. Whilst this is not a material consideration to the planning application and falls under the control of the Building regulations. However, the architect has advised that a gutter will be provided inside the boundary and would drain into the existing rain water pipes as per the existing single storey element of the building.

Recommendation:

Grant planning permission.